

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM

Property ID: R33441

133/134

Property Information

property address: 2701 S TEXAS AVE  
legal description: MITCHELL-LAWRENCE-CAVITT, BLOCK 15, LOT 1.2  
owner name/address: READFIELD MEATS INC  
PO BOX 4166  
BRYAN, TX 77805-4166  
full business name: Readfield Meats & Deli  
land use category: Retail type of business: ~~retail~~ grocery  
current zoning: C3 occupancy status: occup  
lot area (square feet): 20000 frontage along Texas Avenue (feet): 100  
lot depth (feet): 200 sq. footage of building: 9059  
property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards

Improvements

# of buildings: 1 building height (feet): 10 # of stories: 1  
type of buildings (specify): brick  
building/site condition: 5

buildings conform to minimum building setbacks: ☐ yes ☐ no (if no, specify) \_\_\_\_\_

approximate construction date: 1961 accessible to the public: ☒ yes ☐ no  
possible historic resource: ☒ yes ☐ no sidewalks along Texas Avenue: ☐ yes ☒ no  
other improvements: ☒ yes ☐ no (specify) 3 Sheds  
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use  
# of signs: 1 type/material of sign: electric  
overall condition (specify): Excellent  
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) \_\_\_\_\_

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 29  
lot type: ☐ asphalt ☒ concrete ☐ other \_\_\_\_\_  
space sizes: 9x20 sufficient off-street parking for existing land use: ☐ yes ☐ no  
overall condition: Excellent  
end islands or bay dividers: ☒ yes ☐ no landscaped islands: ☐ yes ☒ no

**Curb Cuts on Texas Avenue**

how many: 2 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☒ yes ☐ no  
if yes, which ones: closer to Matlock St.

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

**Landscaping**

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: \_\_\_\_\_  
\_\_\_\_\_

**Outside Storage**

☐ yes ☒ no (specify) \_\_\_\_\_  
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☒ yes ☐ no

**Miscellaneous**

is the property adjoined by a residential use or a residential zoning district?  
☒ yes ☐ no (circle one) residential use residential zoning district  
is the property developable when required buffers are observed? ☐ yes ☒ no  
if not developable to current standards, what could help make this a developable property?

\_\_\_\_\_

accessible to alley: ☐ yes ☒ no

**Other Comments:**

Great  
Historic  
Resource  
front pkg should be closed.